



28 Castle Cross, Saffron Walden  
CB10 2BY



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 28 Castle Cross

Saffron Walden | Essex | CB10 2BY

## Guide Price £450,000

- A well-proportioned three-bedroom property
- Offered with no upward chain
- Generous sitting room with doors onto the rear garden
- Popular residential area
- Triple aspect principal bedroom
- EPC: D
- Established rear garden
- Council Tax Band: C

### The Property

A well-proportioned semi-detached three-bedroom property ideally located within walking distance of the town centre whilst enjoying off-road parking and good size garden and is offered with no upward chain.

### The Setting

Castle Cross is situated within this established residential development conveniently situated to the North East of Saffron Walden town centre. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including Friends, R A Butler, St Thomas Moore and Saffron Walden County High School, which is now an Academy School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

### The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The kitchen is a good size dual aspect room, fitted with a matching range of eye and base level units with work surface over and inset sink. There is ample space for a dining table with double doors onto the patio area and an opening leading into additional kitchen/utility area. Integrated appliances include gas hob with extractor fan over and electric oven. There is space and plumbing for a washing machine, tumble dryer, fridge and freezer. A generous dual aspect sitting room is filled with natural light from window to rear aspect and sliding doors onto the patio. There is a electric fire with mantle over.





The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. A generous triple aspect principal bedroom is a particular feature of the property with built in wardrobes. Bedroom two is a good size room with window to rear aspect and alcove shelving. Bedroom three is a double room with window to rear aspect. The family bathroom comprises shower enclosure, W.C and wash hand basin.

### Outside

To the front of the property is a lawned area with established trees and steps leading to the side enclosed by mature hedging. Gated side access leads to the attractive rear garden laid mainly to lawn. A shingled pathway leads to the patio area ideal for outdoor entertaining with pergola over. In addition, there is a greenhouse, timber shed and additional store area.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.



**Tenure** - Freehold

**Property Type** – Semi-Detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

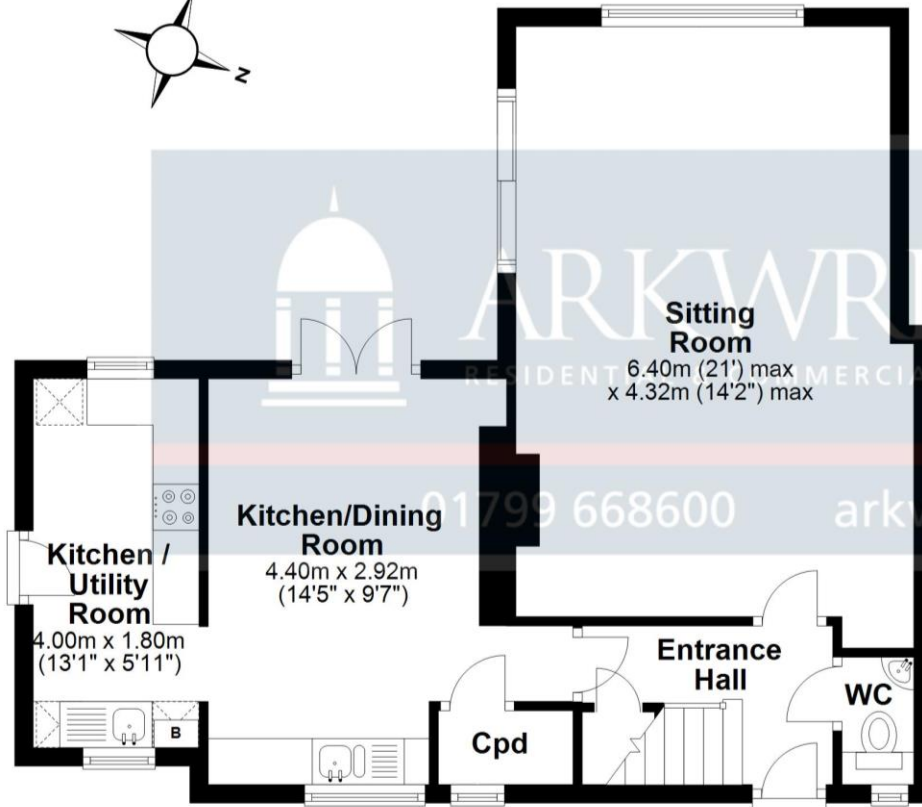
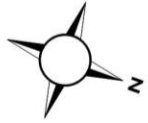
**Council Tax** - C





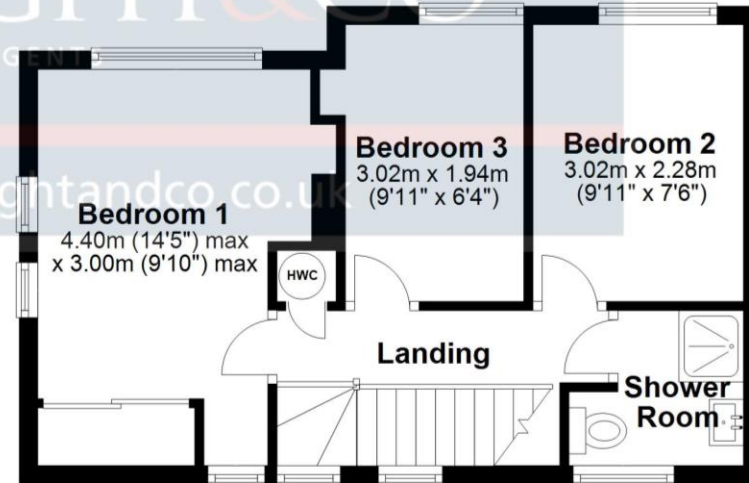
## Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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